

Stephen Lloyd Wood
President
Beaver Bench Condominium Owners Association
PO Box 934, Avon, CO, 81620

June 1, 2008

Greetings fellow Owners,

I hope this mailing, which includes your quarterly assessment statement, finds you well. Here's an additional, brief update on some important matters at the Beaver Bench:

- Thanks to the efforts of our Secretary, Ramie Macioce, we now have a Web site — www.BeaaverBench.com — for members of our Association and the public at large. The site is very simple, providing online access to our Governing Documents, approved Minutes of meetings by the current Board of Directors and other useful information about, and for, the Beaver Bench community.

- The Association will be implementing a new parking pass program this summer in anticipation of aggressive new guidelines announced by the town of Avon along West Beaver Creek Boulevard.

- The Board's aggressive new efforts to collect delinquent assessment payments — as outlined in our state-mandated Resolution Regarding Policy and Procedures for Collection of Unpaid Assessments — have been successful. Kathy Russell, our account manager at Vail Tax & Accounting, reports the number of seriously delinquent accounts facing possible foreclosure has been reduced from seven at the beginning of the year to three as of May 23.

- And the Board is working on a plan to turn prohibitive insurance costs due to our having aging, inefficient, wood-burning fireplaces into an opportunity for every Owner to install an energy-efficient, property-value-enhancing, gas-burning fireplace, instead. Expect another update soon on this soon, as well.

I encourage your participation in helping me and the other members of our Board of Directors manage the affairs of the Beaver Bench Condominium Owners Association. If you have comments on and/or suggestions for how the Board can better manage our Association's affairs, please contact us at PO Box 934, Avon CO, 81620. For matters regarding management and maintenance of the Property, please contact Mr. Primmer by phone at 970-926-2746 or by fax at 970-926-1305.

Yours in keeping the Beaver Bench a great place to live, as well as a great investment.



Stephen Wood, President, Beaver Bench Condominium Owners Association

CC: Shawn Primmer, Silver Eagle Management; Kathy Russell, Vail Tax & Accounting